



## **AGENDA**

### **GILA COUNTY PLANNING AND ZONING COMMISSION**

*Gila County Supervisors Conference Room*

*610 E. State Hwy 260, Payson, AZ*

*Community Development Conference Room*

*745 N. Rose Mofford Way, Globe, AZ*

**10:00 AM**

**July 18, 2019**

## **REGULAR MEETING**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Mickie Nye-Chairman, Travis Holder-Vice Chairman, Bill Marshall, Mary Lou Myers, Randy Slapnicka, Jim Muhr, Terry Otts, Lori Brown, Pamela Griffin.
4. Review and approval of the Minutes of the Planning and Zoning Commission Hearing on June 20, 2019: Due to technical difficulties, the minutes will be presented at the next scheduled Planning and Zoning Commission Regular Meeting.

### **5. Director/Planner Communication:**

At any time during this meeting of the Planning and Zoning Commission the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

### **Information/Discussion/Action:**

### **Public Hearing:**

6. **Z-19-03 Park Model Resorts LLC:** An application to amend the Gila County Zoning Map for APN # 201-08-074E currently designated for GU (General Unclassified District) to GU (General Unclassified) with a T (Trailer District) overlay to allow for a recreational vehicle development. This property is currently vacant land located in Tonto Basin, AZ. This item was continued by the Planning and Zoning Commission at the June 20, 2019 public hearing to the July 18, 2019 public hearing.

7. Adjournment



**STAFF REPORT  
TO THE  
PLANNING AND ZONING COMMISSION  
GILA COUNTY CASE NUMBER Z-19-03**

**APPLICATION TO REZONE TO TRAILER DISTRICT OVERLAY**



**Public Hearing  
July 18, 2019**

**610 East Highway 260  
Payson, Arizona**

**and**

**1400 Ash Street  
Globe, Arizona**

### **Case Details**

<b>Gila County Case Number:</b>	Z-19-03
<b>Request:</b>	Rezone to Trailer District Overlay
<b>Purpose of Request:</b>	To construct a recreational vehicle park
<b>Owner:</b>	PARK MODEL RESORTS LLC
<b>Applicant:</b>	Kevin Lollar and Michael C. Middleton

### **Property Details**

<b>Assessor Parcel Number:</b>	201-08-074E
<b>Property Address:</b>	Parcel C of Survey Map No. 3032, Records of Gila County, Arizona
<b>Property Location:</b>	Tonto Basin, Arizona
<b>Parcel Size:</b>	22.79 acres
<b>Current Zoning Designation:</b>	General Unclassified
<b>Current Comprehensive Plan Designation:</b>	Multi-Functional Corridor
<b>Current Land Use:</b>	Vacant
<b>Surrounding Land Uses:</b>	<b>North</b> – GU <b>East</b> – GU <b>South</b> – GU <b>West</b> – Forest Service Land

### **Planning and Zoning Commission Recommendation**

- June 20, 2019 - The Planning and Zoning Commission recommended a continuance of Case Number Z-19-03 to allow time to finalize its recommendation to the Board of Supervisors.

### **Property Background**

Per Gila County records, there is no zoning or building permit activity associated with the Subject Property

### **Citizen Participation**

The applicant held a neighborhood meeting on May 21, 2019 in which adjoining property owners were invited. Per the applicant, three people attended the meeting. Per notes from this meeting provided by the applicant, the neighbors raised the following concerns:

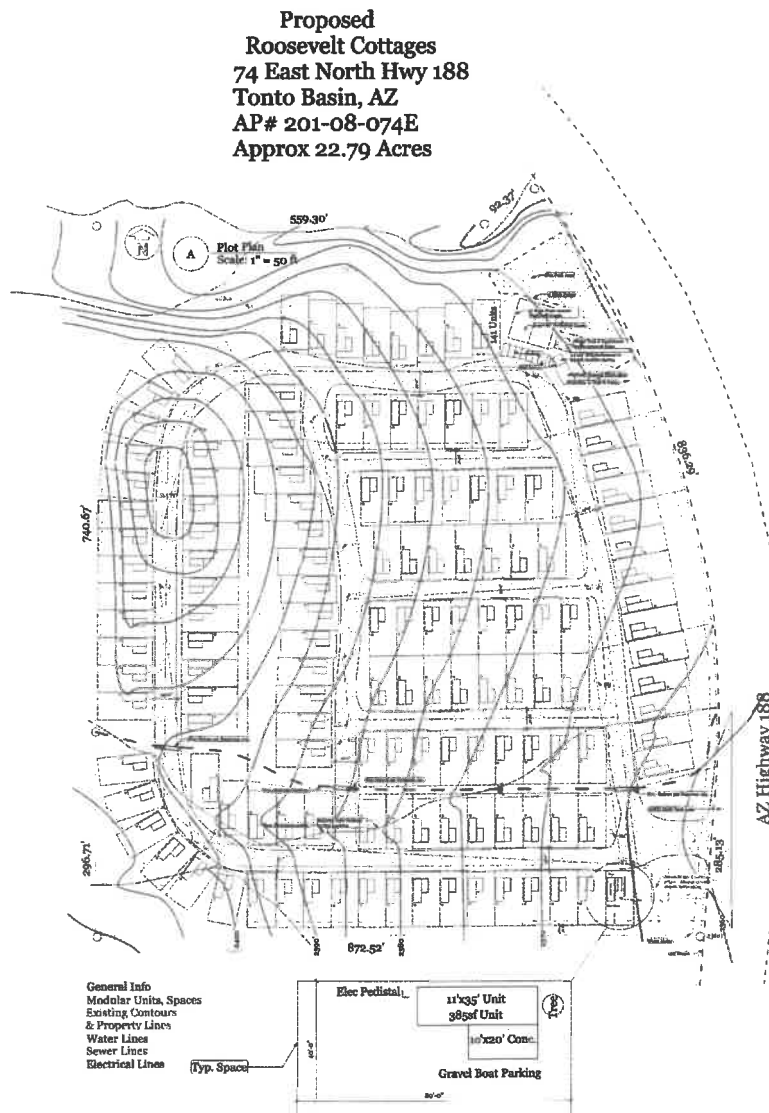
- Will the project have enough water? The applicant informed the meeting attendees that they are contracting with the Tonto Basin Water Company to provide a holding tank on the Subject Property.
- Will there be trees planted with this project? The applicant confirmed there will be many trees planted that will be watered by the affluent water from their treatment plant.

- Will there be a fence to screen the project? The applicant indicated there will be a decorative fence along the front of the Subject Property and possible a privacy fence along the south.
- Will the applicant pay taxes? The applicant explained they will pay the County both property and rental taxes and that the owners of the recreational vehicle park will also pay a tax.
- Will there be recreational vehicles on the property? The applicant informed the attendees that there will be recreational vehicles on the Subject Property.

County staff has not been contacted by anyone regarding this project to date.

### **Description of Proposal**

The applicant intends to develop the Subject Property with 130 to 145 recreational vehicle spaces. Per the applicant, recreational vehicle renters must have a unit no older than 10 years of age.



Per the conceptual Development Plan above, the applicant will construct a park with hiking trails, pickle ball courts, a BBQ area and a small dog park. The internal roads will be paved and all common areas will be landscaped with a plant palette compatible with the natural environment in the area. Each space will be approximately 3,200 square feet in size that will fit a 385 SF recreational vehicle unit (11' by 35'). Each space will contain an electric pedestal along with a 300 SF concrete driveway and a gravel area for boat parking. The majority of the common area amenities will be located on the northeastern portion of the Subject Property and access will be via Highway 188 at the southern boundary. Please note that the applicant will need to obtain Development Plan approval after the rezoning takes place which will involve a detailed review of the proposed infrastructure, lot layout, access, screening, lighting, parking, trash and setbacks.



### **Staff Review and Analysis**

In analyzing this request, staff reviewed the current zoning designations and existing land uses of the surrounding area, the Zoning Ordinance and Comprehensive Plan. Land to the north, east and south of the Subject Property is zoned General Unclassified with a Comprehensive Plan land use designation of Multi-Functional Corridor. Land to the west is forest land. To the north of the Subject Property are residential uses and to the south, a mix of residential and commercial uses.

The General Unclassified zoning district permits farm and non-farm residential uses, farms, ranches, recreational and commercial uses. Recreational vehicle parks are permitted subject to a Trailer District Overlay.

Given the mixed nature of the General Unclassified zoning district and Multi-Functional Corridor land use designation of the Subject Property and the area in general, staff believes the proposed development will not negatively impact the surrounding area. Rezoning the Subject Property with a Trailer District Overlay will not change the underlying uses permitted in the

General Unclassified zoning district. It is simply a zoning tool to enable the applicant to develop the Subject Property as proposed.

**Staff Recommendation**

Staff recommends approval to the Gila County Board of Supervisors, Gila County Case No. Z-19-03 requesting the re-zoning of parcel number 201-08-074E from General Unclassified District to General Unclassified District with a Trailer District Overlay so that the property owners may develop a commercial recreational vehicle park while adhering to the limitations on use of such vehicles set out in the Arizona Revised Statutes and in the recreational vehicle manufacturer's requirements, including occupancy limitations, and after obtaining all required approvals.





**Gila County Community Development Department  
Planning & Zoning Division**

745 N Rose Mofford Way  
Globe, AZ 85501  
(928) 402-8512  
FAX: (928) 425-0829

**REZONING APPLICATION**

608 E Highway 260  
Payson, AZ 85541  
(928) 474-9276  
FAX: 928-474-0802

Date: 5-1-2019

Address of Property Associated with Request: 74 E N HWY 188 TONTO BASIN

Applicant Name: KEVIN LOLLAR MICHAEL C MIDDLETON Phone No.: 928-837-0707 928-843-0912 85553

Mailing Address: 1170 N RANCHO SANTA MARIA DR CHINO VALLEY  
AZ 86323

Signature: [Signature]

Email Address: LOLLARELECTRICAL@gmail.com  
MIDDLETONMC@gmail.com

If the applicant is not the owner, please provide the owner's name below and complete the Authorized Agent form attached to this application form.

Owner's Name: \_\_\_\_\_

If the subject property is part of a homeowner association (HOA)\*:

Name of HOA: N/A Phone No.: \_\_\_\_\_

Contact Person at HOA: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

\*Please note that Gila County notifies an HOA as a courtesy only and does not enforce any HOA-related documents (i.e. CC&Rs, deed restrictions, etc.).

**FOR OFFICE USE ONLY**

Case File No.: 7-19-03 Permit # PP105-014 Zoning of Property: CU APN # 201-08-074E

\$365 Fee Paid Check No.: 1003 Credit: \_\_\_\_\_ Cash: \_\_\_\_\_ Date: 5-6-19

Authorized Agent Form Received (if applicable): \_\_\_\_\_

PZC Legal Publication and Posting Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ PZC Recommendation: \_\_\_\_\_

BOS Legal Publication and Posting Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ BOS Decision: \_\_\_\_\_



7

## Roosevelt Lake Cottages

Roosevelt lake Cottages will be an RV and Park model resort with approximately 130-145 spaces. The end use of this facility will be permanent, semi-permanent and recreational living in new park model homes. Our goal is to sell and install park model homes in all or most of the spaces. We would like the park to be open to RV customers as well during the selling phases of our park models, if they are 10 years old or newer. The park will have hiking trails, Pickle ball courts, BBQ area and a small dog park. All roads will be paved, and common areas will be landscaped with native fauna and trees. Our vision will be to provide an upscale living and recreational space for visitors traveling and experiencing the beauty of Roosevelt Lake and the Southwest Sonoran Desert. This Park will also provide an affordable vacation getaway for



fisherman/sportsman and affordable housing for retirees. We feel that this type of product is needed in the Tonto Basin area and will provide an alternative to other area RV parks.

# Untitled Map

Write a description for your map.

## Legend



General Info

Electric Pedestal

Plot Plan  
Scale: 1" = 50'

141 Units

AZ Highway 188

296.71'

740.67'

559.30'

92.37'

89.99'

285.13'

236.0'

872.52'

2380'

[illegible]

**ADJOINING PROPERTIES**

**Z-19-03**

**KEVIN LOLLAR & MICHAEL  
MIDDLETON / PARK MODEL  
RESORTS**

**201-08-074E**

NICOLAS GASTUCH & NILDA DIAZ-  
GASTUCH  
5738 HIDDEN OAK DR S  
PINETOP, AZ 85935  
201-08-008Q

ALLEN AND ROSEMARY RENCHER  
PO BOX 162  
TONTO BASIN, AZ 85553  
201-08-074J

FREDERIC WOODHULL  
PO BOX 1172  
TONTO BASIN, AZ 85553  
201-08-074B

ARTHUR LLOYD  
113 E FRONTIER ST  
PAYSON, AZ 85541  
201-20-005

AARON KLEINECK  
9430 E ELMWOOD CIR  
MESA, AZ 85207  
201-20-010

ROSAN GRUETZEMACHER & JOHN  
KNAPP  
PO BOX 101  
TONTO BASIN, AZ 85553  
201-22-007

RAMON SAUCEDO & JANE GARCIA  
PO BOX 46 APT 173  
TONTO BASIN, AZ 85553  
201-22-001

JOSEPH AND MARION MILLER  
PO BOX 451  
TONTO BASIN, AZ 85553  
201-22-005

STATE OF ARIZONA C/O GILA COUNTY  
BOARD OF SUPERVISORS  
1400 E ASH ST  
GLOBE, AZ 85501  
201-08-008R

DANNY & KATHRYN PILKINGTON  
PO BOX 807  
TONTO BASIN, AZ 85553  
201-08-074F

CORA VADEN  
2247 W WASHINGTON  
CARSON CITY, NV 89703  
201-08-074E

REVERE INVESTMENTS LLC C/O J KENT  
MACKINLEY  
1019 S STAPLEY  
MESA, AZ 85204  
201-20-006

RONALD & LADONNA RANDALL  
PO BOX 9  
TONTO BASIN, AZ 85553  
201-20-011

THOMAS & CONNIE KAKAVAS  
PO BOX 2102  
SHOW LOW, AZ 85902  
201-22-006

ALFRED & JAMIE DUPEIRE  
1559 BOURDON RANCH RD  
SHOW LOW, AZ 85901  
201-22-002

PAMELA REAY  
PO BOX 233  
YOUNG, AZ 85554  
201-22-008

VICTOR & DEBRA CUMMINGHAM  
PO BOX 195  
TONTO BASIN, AZ 85553  
201-08-074H

DENNIS ELDER & CYNTHIA LUDWIG  
28078 N AZ HWY 188  
ROOSEVELT, AZ 85545  
201-08-074G

CHURCH OF JESUS CHRIST OF LATTER  
DAY SAINTS  
50 E NORTH TEMPLE RM 2225  
SALT LAKE CITY, UT 84150  
201-20-004A

PINE HOLDINGS LLP & TONTO PINE  
HOLDINGS LLP  
1900 E AZ HWY 260  
PAYSON, AZ 85541  
201-20-007, 008 & 009

ROGER WICK  
8068 W BARRANCA RD  
PAYSON, AZ 85541  
201-20-012

STEVEN & SHARON BOVET  
PO BOX 546  
TONTO BASIN, AZ 85553  
201-22-031A

KENNETH LOBNOW  
PO BOX 404  
TONTO BASIN, AZ 85553  
201-22-003

JACK AND ALICIA BOYD  
PO BOX 976  
TONTO BASIN, AZ 85553  
201-22-009